GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Visakhapatnam Urban Development Authority – Change of land use from Agricultural land use to Industrial land use to an extent of Ac.1.72 cents (6960.84 sq.m) in S.Nos.22/2B, 23/1 of Bowluvada (V), Anakapalli (M), Visakhapatnam – Draft Variation– Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 417 Dated: 04-12-2017

Read the following:-

1. From the Vice-Chairman, VUDA, Visakhapatnam, Lr.Rc.No.5933/2016/L1, dt:15.11.2016.
2. Government Letter No. No.404260/H2/2016-1, Dt:07.12.2016.
3. From the Director of Industries, A.P., Hyderabad, Lr.No.29/1/2016/11815, dt:12.01.2017.
4. Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
5. Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017.
6. Government Memo No. 404260/H2/2016-2, Dt. 20.04.2017.
7. Notification No.40, Dated:21.04.2017 published in Part-I of Andhra Pradesh Gazette.
8. From the VC, VUDA, Visakhapatnam, Lr.No.5933/2016/L1, Dated:06.09.2017.

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 6th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.40, Part-I, Dated:21.04.2017. In the letter 8th read above the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two Daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Further, the applicant has paid conversion charges vide VUDA receipt No.1792/2016-17, dated 05.10.2016 and 1224/2017-18, dated:28.07.2017. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated: 05.12.2017.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
Copy to:
The applicant through the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
The Commissioner, Greater Visakhapatnam Municipal Corporation, Visakhapatnam.
The Special Officer & Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District, Visakhapatnam.
SC/SF

//Forwarded :: By Order//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

VARIATION

The site is falling in S.Nos.22/2B, 23/1 of Bowluvada (V), Anakapalli (M), Visakhapatnam District measuring a total extent of in Ac.1.72 cents (6960.84 sq.m). The boundaries of which are given in the schedule below, which was earmarked for Agricultural Use in Visakhapatnam Metropolitan Region of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is designated as Industrial Use by variation of change of land use, which was shown in Visakhapatnam Metropolitan Region and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. the applicant shall obtain approval of building plans for construction of buildings from the Local body concerned / VUDA duly paying necessary charges as per rules in force.
2. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ Local body concerned before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The applicant shall obtain clearance under NALA Act.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
6. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North :Land belongs to Sri G.Appa Rao and others in Sy.No.22/2A of Bowluvada (V), Anakapalli (M), Visakhapatnam District
East : Existing 40'-0" road
South :Land belongs to Smt. M.Atchiyamma and Sri M.Narasimhulu in Sy.No.23/2 of Bowluvada (V), Anakapalli (M), Visakhapatnam District
West :Hill in Sy.No.24 of Bowluvada (V), Anakapalli (M), Visakhapatnam District

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER